



Document No. 2660
Adopted at Meeting of 11/ 8/ 73

BOSTON REDEVELOPMENT AUTHORITY City Hall / Room 900, 1 City Hall Square / Boston, Massachusetts 02201 / Telephone (617) 722-4300

November 8, 1973

BOARD OF APPEAL REFERRALS

1. Z-2914, Boston University, 30-38 Cummington Street, Boston
2. Z-2924, Beineke Realty Trust, 120 Victory Road, Dorchester
3. Z-2926, VFW Post #1016, 132 Chestnut Hill Avenue, Brighton
4. Z-2931, Daniel Handalian, 389-399 Washington Street, Brighton
5. Z-2938, Roxbury Dental & Medical Group, Inc., 185 Dudley Street, Roxbury
6. Z-2943, Mordecai Wilson, 21 Virginia Street, Dorchester
7. Z-2945, John Reen, Jr., 63 Chestnut Hill Avenue, Brighton
8. Z-2958, Rockquin, Inc., 135-145 Clarendon & 400-404 Stuart Streets, Boston
9. Z-2960-2961, Richard Corsi, 8 & 10 Andria Road, Hyde Park
10. Z-2963, Francis Mazzola, Trustee, 17-21 Sparhawk Street, Brighton
11. Z-2970, Boston University, 590-626 Beacon Street and 30 Bay State Road, Boston
12. Z-2972, Frederick & Marie Silver, 62 Cresthill Road, Brighton
13. Z-2973-2974, Joseph & Gail Melone, 35 & 37 Stonehill Road, Hyde Park
14. Z-2978, George Hogan, 283 Gold Street, South Boston

MEMORANDUM

November 8, 1973

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing Date: 11/13/73

Petition No. Z-2914
Trustees of Boston University
30-38 Cummington Street
Boston

Petitioner seeks a conditional use for a change of occupancy from light manufacturing and printing to academic offices, classrooms, seminar room and laboratory in a light manufacturing (M-2) district. The proposal violates the code as follows:

Section 8-7. A university granting degrees by the authority of the Commonwealth of Massachusetts is conditional in an M-2 district.

The property, located on Cummington Street near the intersection of Hinsdale Street, contains a three-story masonry structure. Proposed academic utilization of the structure would conform with the predominant institutional nature of the street and surrounding area. Recommend approval.

VOTED: That in connection with Petition No. Z-2914, brought by Trustees of Boston University, 30-38 Cummington Street, Boston, for a conditional use for a change of occupancy from light manufacturing and printing to academic offices, classrooms, seminar room and laboratory in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. Proposed academic utilization of the structure would conform with the predominant institutional nature of the street and surrounding area.



Z-2914

30-38 CUMMINGTON ST.

(B.P.)

Board of Appeal Referrals 11/8/73

Hearing Date: 11/20/73

Petition No. Z-2924
Beineke Realty Trust
Lewis A. Sassoon, Agent
120 Victory Road
Dorchester

Petitioner seeks two forbidden uses and a variance to combine lots for parking in a single family (S-.5) district. The proposal violates the code as follows:

- Section 8-7. A bakery is forbidden in an S-.5 district.
- Section 8-7. A restaurant is forbidden in an S-.5 district.
- Section 10-1. Parking is not allowed in required front yard.

The property, located at the intersection of Blanche Street, contains a restaurant, parking lot and a three unit frame dwelling. Petitioner proposes to demolish a structurally sound, occupied dwelling to expand parking lot. Two dwellings have already been demolished for expansion of this facility. Further demolition is unwarranted. A shopping center complex on Morrissey Boulevard is proximate to this property. Arrangements should be made with the center by the petitioner to provide additional off-street parking. Proposal represents commercial encroachment into a residential neighborhood.
Recommend denial.

VOTED: That in connection with Petition No. Z-2924, brought by Beineke Realty Trust, 120 Victory Road, Dorchester, for two forbidden uses and a variance to combine lots for parking in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. A structurally sound, occupied three unit dwelling would be demolished to expand parking lot. Two dwellings have already been demolished for expansion of this facility. Further demolition is unwarranted. Petitioner should make arrangements with adjacent shopping center complex to provide additional off-street parking. Proposal represents commercial encroachment into a residential neighborhood.



Z-2924
120 VICTORY RD.
(DOR.)

Board of Appeal Referrals 11/8/73

Hearing Date: 11/20/73

Petition No. Z-2926
VFW Post #1016
132 Chestnut Hill Avenue
Brighton

Petitioner seeks a forbidden use and four variances to legalize existing occupancy as a veterans club and erect a one-story addition in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A private club is forbidden in an R-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	3000 sf/du	2210 sf/du
Section 18-1. Front yard is not provided.	25 ft.	0
Section 19-1. Side yard is insufficient.	10 ft.	5 ft.
Section 23-9. Off-street parking facility does not provide appropriate means of vehicular access to a street.		

The property, located on Chestnut Hill Avenue at the intersection of Atwood Road, contains a one-story frame structure which would be removed after completion of new construction. Following is recommended: that plans be submitted for design review; that parking lot be surfaced and appropriate maneuvering areas and vehicular access to street be provided. Recommend approval with provisos.

VOTED: That in connection with Petition No. Z-2926, brought by VFW Post #1016, 132 Chestnut Hill Avenue, Brighton, for a forbidden use and four variances to legalize existing occupancy as a veterans club and erect a one-story addition in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following conditions: plans be submitted to the Authority for design review; that parking lot be surfaced and appropriate maneuvering areas and vehicular access to street be provided.

-2926
CHESTNUT HILL AVE.
(BRI.)



Board of Appeal Referrals 11/8/73

Hearing Date: 12/4/73

Petition No. Z-2931
Daniel Handalian
389-399 Washington Street
Brighton

Petitioner seeks a variance to erect a portable refrigerator freezer in a local business (L-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	10 ft.	1 ft.

The property, located on Washington Street at the intersection of Leicester Street, contains a one-story retail stores structure. Refrigerator would be installed on a concrete pad in rear of a retail bakery. Following is recommended: that the rear yard be cleaned and kept free of debris. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2931, brought by Daniel Handalian, 389-399 Washington Street, Brighton, for a variance to erect a portable refrigerator freezer in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval provided the yard is cleaned and kept free of debris.



Z-2931
389-399 WASHINGTON ST.
(BRI.)

Board of Appeal Referrals 11/8/73

Hearing Date: 11/13/73

Petition No. Z-2938
Roxbury Dental & Medical Group, Inc.
Randolph B. Reinhold, M.D., Director
185 Dudley Street
Roxbury

Petitioner seeks a conditional use and three variances to combine lots and erect a two story dental - medical clinic in apartment (H-1) and general business (B-1) districts. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A clinic is conditional in an H-1 district.		
Section 10-1. Parking not allowed in required front yard.		
Section 20-1. Rear yard is insufficient.	20 ft.	7 ft.
Section 23-4. Off-street parking is insufficient.	37 spaces	16 spaces

The property, located on Dudley Street near the intersection of Harrison Avenue in the Model Cities Area, contains 18,750 square feet of land. The community health facility would provide low cost out-patient dental and medical clinic services. It would be immediately adjacent to the Orchard Park housing project. Deficient off-street parking would be mitigated by the close proximity of MBTA Dudley terminal. Recommend approval with design review proviso.

VOTED: That in connection with Petition No. Z-2938, brought by Roxbury Dental and Medical Group, Inc. 185 Dudley Street, Roxbury, in the Model Cities Area, for a conditional use and three variances to combine lots and erect a two story dental - medical clinic in an apartment (H-1) and general business (B-1) district, the Boston Redevelopment Authority recommends approval provided that landscaping plans are submitted to the Authority for design review.



Z-2938
185 DUDLEY ST.
(ROX.)

Board of Appeal Referrals 11/8/73

Hearing Date: 12/18/73

Petition No. Z-2943
Mordecai Wilson
21 Virginia Street
Dorchester

Petitioner seeks a forbidden use and a variance for a change of occupancy from a one-family dwelling to a one-family dwelling and lodging house in a residential (R-.8) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families not meeting the requirement of lot area is forbidden in an R-.8 district.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1500 sf/du	428 sf/du

The property, located on Virginia Street near the intersection of Dudley Street, contains a 2½ story structure. Proposal is excessive, undesirable and incompatible with family residential character of street. Recommend denial.

VOTED: That in connection with Petition No. Z-2943, brought by Mordecai Wilson, 21 Virginia Street, Dorchester, for a forbidden use and a variance for a change of occupancy from a one-family dwelling to a one-family dwelling and lodging house in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive, undesirable and incompatible with family residential character of street.

Z-2943
21 VIRGINIA ST.
(1000000)

CENOTAPH

COLUMBIA

STANLEY

UPHAMS

CHURCH

AVENUE

AVENUE

JESOME

HANCOCK

ROAD

PILGRIM
CHURCH

ST KEVIN CENTER
(HALF SCHOOL
(CL))

ST KEVIN
RC CHURCH

MUNICIPAL
BLOG

ST KEVIN
CONVENT

COLUMBIA

890

STREET

STREET

STREET

MADDOCK

NEW YORK

ALEXANDER

STREET

STREET

ST

Board of Appeal Referrals 11/8/73

Hearing Date: 11/13

Petition No. Z-2945

John Reen, Jr.

63 Chestnut Hill Avenue, Brighton

Petitioner seeks a forbidden use and three variances for a change of occupancy from a one family dwelling to a one family dwelling and funeral home in a single family (S-.5) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A funeral home is forbidden in an S-.5 district.		
Section 14-2. Lot area for additional unit is insufficient.	4,000sf/du	2,200 sf/du
Section 18-1. Front yard is insufficient.	30 ft.	24 ft.
Section 19-1. Side yard is insufficient.	12 ft.	5 ft.

The property, located on Chestnut Hill Avenue near the intersection of Winship Street, contains a 2½ story frame structure. Proposed conversion would tend to accelerate further commercial use in a residential neighborhood and create traffic congestion on a major artery. Recommend denial.

VOTED: That in connection with Petition No. Z-2945, brought by John Reen, Jr., 63 Chestnut Hill Avenue, Brighton, for a forbidden use and three variances for a change of occupancy from a one family dwelling to a one family dwelling and funeral home in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed conversion would tend to accelerate further commercial use in a residential neighborhood and create traffic congestion on a major artery.

Board of Appeal Referrals 11/8/73

Hearing Date: 11/13/73

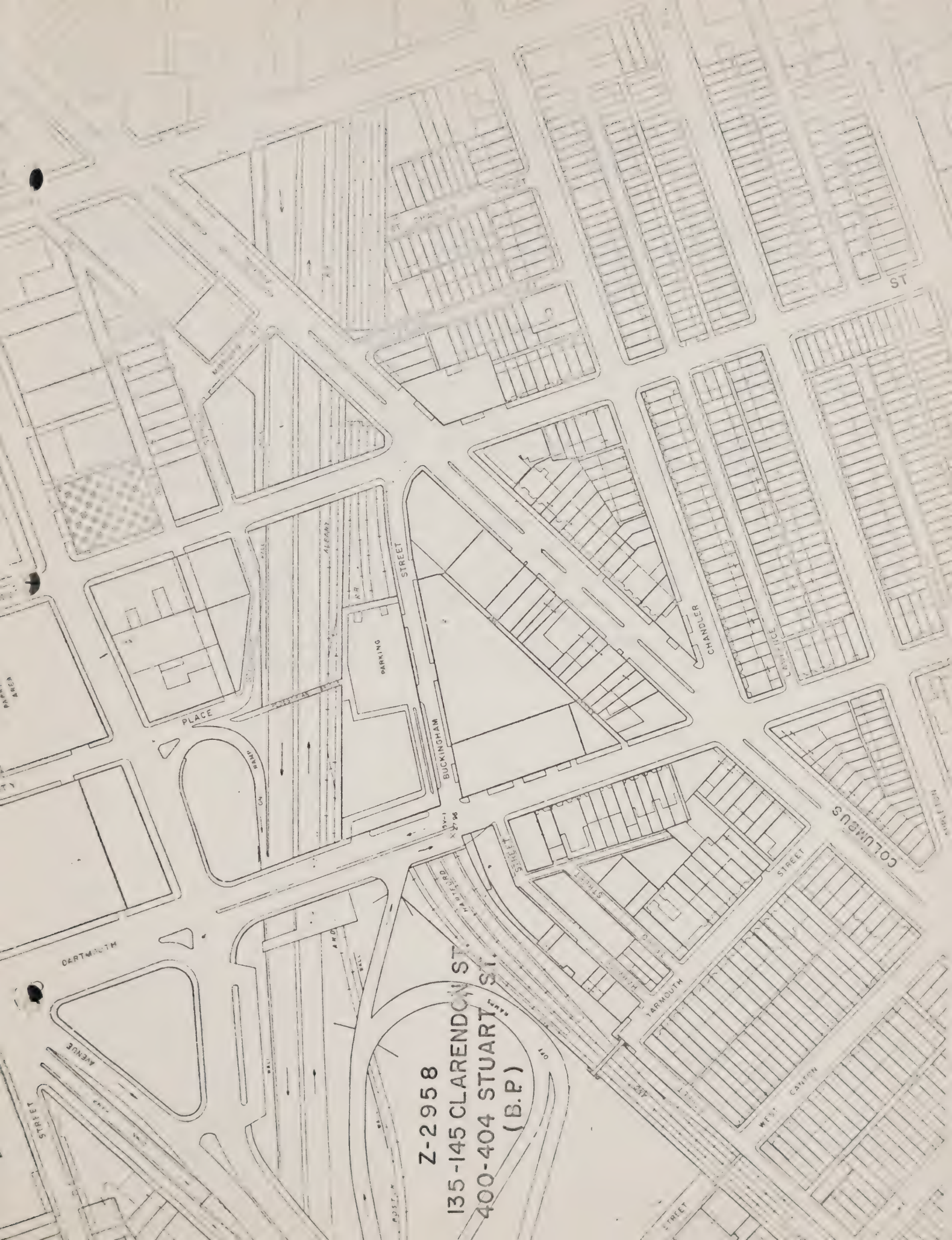
Petition No. Z-2958
Rockquin, Inc.
Bernard O'Reilly
135-145 Clarendon & 400-404
Stuart Streets, Boston

Petitioner seeks a conditional use to operate a parking lot for 86 cars in a general business (B-8) district. The proposal violates the code as follows:

Section 8-7. A parking lot is conditional in a B-8 district.

The property, located at the intersection of Clarendon Street and Stuart Street in the South Cove Urban Renewal Area, contains approximately 18,000 square feet of land. City and State policy opposes demolition of structures for open air parking lots. The proposed facility with its blighting tendencies would be inimical to the Copley Square area. Trinity Church and the Hancock tower face the site. Property should be developed for a viable and permanent use. Back Bay Community organizations have expressed strong opposition.
Recommend denial.

VOTED: That in connection with Petition No. Z-2958, brought by Rockquin, Inc., 135-145 Clarendon and 400-404 Stuart Streets in the South Cove Urban Renewal Area, for a conditional use to operate a parking lot for 86 cars in a general business (B-8) district, the Boston Redevelopment Authority recommends denial. City and State policy opposes demolition of structures for open air parking lots. The proposed facility, with its blighting tendencies, would be inimical to the Copley Square area; Trinity Church and Hancock tower face the site. Property should be developed for a viable and permanent use. Back Bay Community organizations have expressed strong opposition.



Z-2958

135-145 CLARENDON ST.

400-404 STUART ST.

(B.P.)

Board of Appeal Referrals 11/8/73

Hearing Date: 11/20/73

Petitions Nos. Z-2960-2961
Richard Corsi
8 & 10 Andria Road
Hyde Park

Petitioner seeks six variances to erect two, two family duplex dwellings in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 14-2. Lot area for additional dwelling unit is insufficient.	3000 sf/du	0
Section 15-1. Floor area ratio is excessive.	0.5	0.6
Section 20-1. Rear yard is insufficient.	32 ft.	20 ft.

The property, located on Andria Road near the intersection of George Street, contains 7,650 square feet of vacant land. The proposal is excessive and inconsistent with the single family nature of the street. Recommend approval of one, two family dwelling.

VOTED: That in connection with Petitions Nos. Z-2960-2961, brought by Richard Corsi, 8 & 10 Andria Road, Hyde Park, for six variances to erect two, two family dwellings in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval of only one, two family dwelling. Proposed two, two family dwellings are excessive and inconsistent with the single family nature of the street.



Z-2960-61
3-10 ANDRIA ROAD
(H.P.)

EY G ROSS
BYGROUND

Board of Appeal Referrals 11/8/73

Hearing Date: 11/20/73

Petition No. Z-2963
Francis G. Mazzola, Trustee
17-21 Sparhawk Street
Brighton

Petitioner seeks a forbidden use and six variances to combine lots and erect a 3½ story, 160 bed nursing home in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A nursing home is forbidden in an R-.5 district.		
Section 10-1. Parking is not allowed in required front yard.		
Section 14-2. Lot area for additional unit is insufficient.		
Section 15-1. Floor area ratio is excessive.	0.5	1.3
Section 16-1. Height of building is excessive.	2½ stories	3½ stories
Section 18-1. Front yard is insufficient.	25 ft.	21 ft.
Section 23-3. Off-street parking is insufficient.	83 spaces	54 spaces

The property, located on Sparhawk Street near the intersection of Menlo Street, contains a three story frame dwelling which would be demolished. The facility would be inimical to this quiet residential street and surrounding area. Floor area ratio is almost tripled. Traffic congestion, multiple curb parking and front yard parking would be both hazardous and detrimental to neighborhood residents. Recommend denial.

VOTED: That in connection with Petition No. Z-2963, brought by Francis G. Mazzola, Trustee, 17-21 Sparhawk Street, Brighton, for a forbidden use and six variances to combine lots and erect a 3½ story, 160 bed nursing home in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. The facility would be inimical to this quiet residential street and surrounding area. Floor area ratio is almost tripled. Traffic congestion, multiple curb parking and front yard parking would be both hazardous and detrimental to neighborhood residents.



Z-2945
63 CHESTNUT HILL AVE.
(BRI.)

PLAYGROUND

TENNIS COURT

HILL

CHESTNUT

ROAD

ROAD

LEDGER

WALLINGFORD

PRISCILLA

AVENUE

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

WILSON

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AVENUE

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WILSON



Board of Appeal Referrals 11/8/73

Hearing Date: 1/22/74

Petition No. Z-2970
Boston University
590-626 Beacon Street and
30 Bay State Road, Boston

Petitioner seeks a conditional use for a change of occupancy from dormitory and retail stores to dormitory in an apartment (H-4) district. The proposal violates the code as follows:

Section 8-6. A change in a pre-existing conditional use requires Board of Appeal approval.

The property, located at the intersection of Beacon Street and Bay State Road, contains a nine-story masonry structure. The former retail store floor space would be utilized for student recreational and study area. Proposal would not have a significant affect on this institutional-commercial area. Recommend approval.

VOTED: That in connection with Petition No. Z-2970, brought by Boston University, 590-626 Beacon Street and 30 Bay State Road, Boston, for a conditional use for a change of occupancy from dormitory and retail stores to dormitory in an apartment (H-4) district, the Boston Redevelopment Authority recommends approval. Proposal would not have a significant affect on this institutional-commercial area.

Z-2970
590-626 BEACON ST.
30 BAY STATE ROAD
(B.P.)



Board of Appeal Referrals 11/8/73

Hearing Date: 12/11/73

Petition No. Z-2972
Frederick A & Marie W Silver
62 Cresthill Road
Brighton

Petitioner seeks a variance to erect a one-story addition to a one-family dwelling in a residential (R-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	10 ft.	6 ft.

The property, located on Cresthill Road near the intersection of Parsons Street, contains a one-story frame dwelling. Proposed living space addition would be erected on top of the existing structure. Yard violation is minimal. Structure would be compatible with others on the street.
Recommend approval.

VOTED: That in connection with Petition No. Z-2972, brought by Frederick A. & Marie W. Silver, 62 Cresthill Road, Brighton, for a variance to erect a one-story addition to a one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Yard violation is minimal. Structure would be compatible with others on the street.

See: 1165

STREET

PARSONS

315-28

ALZANY

BOSTON

RIVERVIEW

3

12

RANLEGG

Board of Appeal Referrals 11/8/73

Hearing Date: 11/20/73

Petitions Nos. Z-2973-2974
Joseph J. & Gail S. Melone
35 & 37 Stonehill Road
Hyde Park

Petitioner seeks five variances to erect two single family dwellings in a single family (S-.3) district. The proposal violates the code as follows:

35 Stonehill Road

Req'd

Proposed

Section 10-1. Off street parking not allowed within five feet of side lot line.

Section 14-1. Lot area is insufficient. 9000 sf 6828 sf

Section 14-4. Street frontage is insufficient. 70 ft. 28 ft.

37 Stonehill Road

Section 10-1. Off street parking not allowed in required front yard.

Section 14-1. Lot area is insufficient. 9000 sf 7318 sf

The property, located on Stonehill Road at the intersection of Ralene Road, contains 14,146 square feet of land. The dwellings would be compatible with existing neighborhood density. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2973-2974, brought by Joseph J. & Gail S. Melone, 35 & 37 Stonehill Road, Hyde Park, for five variances to erect two single family dwellings in a single family (S-.3) district, the Boston Redevelopment Authority recommends approval. The dwellings would be compatible with existing neighborhood density.

Z-2973-74

35-37 STONEHILL RD.

(H.P.)



Board of Appeal Referrals 11/8/73

Hearing Date: 11/20

Petition No. Z-2978

George F. Hogan

283 Gold Street, South Boston

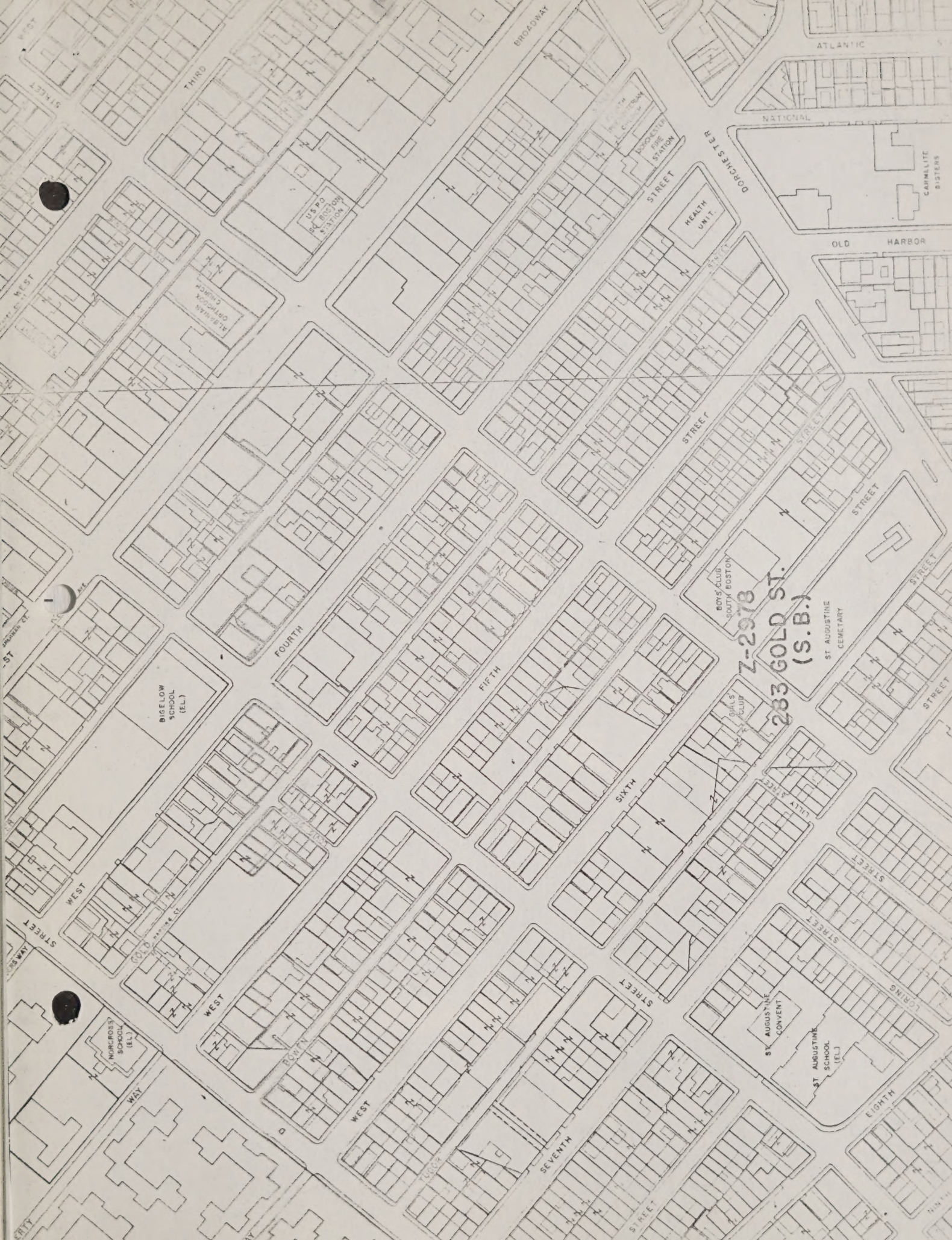
Petitioner seeks a forbidden use and two variances to legalize existing four family occupancy in an apartment (H-1-50) and local business (L-1) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop</u>
Section 8-7. A dwelling converted for more families which does not meet the requirements of lot area and open space is forbidden in H-1 and L-1 districts.		
Section 14-2. Lot area for additional dwelling unit is insufficient.	1,000 sf/du	0
Section 17-1. Open Space is insufficient.	400 sf/du	173 sf/du

The property, located on Gold Street near the intersection of Dorchester Street, contains a 2½ story frame structure which was never intended to support a multiple occupancy. Gold Street is one way and very narrow; cars are parked on the sidewalk. Proposal is extremely hazardous, contrary to Mayoral policy for conversions in this area and cannot be justified.

Recommend denial

VOTED: That in connection with Petition No. Z-2978, brought by George F. Hogan, 283 Gold Street, South Boston, for a forbidden use and two variances to legalize an existing four family occupancy in an apartment (H-1-50) and local business (L-1) district, the Boston Redevelopment Authority recommends denial. The structure was never intended to support a multiple occupancy. Gold Street is one way and very narrow; cars are parked on the sidewalk. Proposal is extremely hazardous, contrary to Mayoral policy for conversions in this area and cannot be justified.



BIGELOW
SCHOOL
(I.L.)

NORCROSS
SCHOOL
(I.L.)

U.S. PO
BOX BOSTON
STATION

BOYS' CLUB
SOUTH BOSTON

Z-2978
283 GOLD ST.
(S.B.)

BOYS' CLUB

ST. AUGUSTINE
CEMETERY

ST. AUGUSTINE
CONVENT

ST. AUGUSTINE
SCHOOL
(I.L.)

ST. AUGUSTINE
CEMETERY

NATIONAL

ATLANTIC

OLD HARBOR

CAPMILLITE
BUSTERS

